

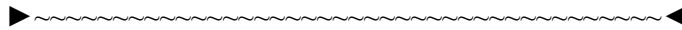


HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Approved February 6, 2014

January 16, 2014

6:00 P.M. ~ Work Meeting (Open to the Public)



7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Wayne Hill
Wade Thompson
Robyn Shakespear
Blayde Hamilton
Jessica Morton
Dave Burrows
Tony DiConza
Jeremy Burkinshaw

• **City Staff:**

Bryn McCarty; Planning Supervisor
Heather Upshaw, Planner III
Cindy Quick; Deputy Recorder
Blake Thomas, City Engineer
Augusto Robles, Engineering
Gordon Haight, Assist. City Manager
Brett geo. Wood, City Manager

• **Guests:**

Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

1.1 [7:11:34 PM](#) Reverence / Thought: Hyrum Housley

1.2 [7:12:12 PM](#) Pledge of Allegiance: Sam Lee

- 1.3 [7:12:42 PM](#) Roll call: Full Quorum, Excused Blayde Hamilton
- 1.4 [7:12:50 PM](#) Approval of electronic minutes for: **December 19, 2013.**

Commissioner Wade Thompson **MOVES** to approve the minutes for December 19, 2013.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2. REGULAR AGENDA:

- 2.1 [7:13:34 PM](#) **12C13** – Anthem – Review and approval of the CC&R's and Design Guidelines for the Anthem Development

Citizen Comments:

Commissioner Jessica Morton **MOVES** to approve this item with the removal of the wood fencing.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.2 [7:14:56 PM](#) **01A13** – Mascaro – 7212 W Gina Road – Review of soil manufacturing as a legal nonconforming use – Acres: 5 – Zone: A-1

Citizen Comments: Bruce Baird, summarizes information the planning commission received. Reviews in detail, history of use for this property. We

requested literally every zoning ordinance and zoning map they've ever had. He was given nothing until the mid 80's. This property has been in the Mascaro family since 1950's. The property was used from the early to mid 1950's for soil manufacturing in the county – this portion of the county was not zoned until 1958. If not zoned everything is legal. It was therefore lawfully established. We believe the information provided to the council will allow you to find that the use was legally established.

Commissioner Wade Hill suggests we continue this with all the documentation that was just presented to them.

Commissioner Clint Smith **MOVES** to continue this item until February 6, 2014 to give the council time to review all the documentation.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.3 [7:35:49 PM](#) **14Co8-16** – HTC Communities, LLC – 13265 S 5195 W – Amend the Approved Herriman Towne Center Design Guidelines – Zone: MU-2

Citizen Comments: Matt Watson, applicant, reminds commission about the changes made to the designs. The design guidelines provided for roof lines for contemporary style architecture. The part that has been removed is the imagery of the contemporary style and the section regarding window placement and roof pitches for contemporary style architecture. For single family attached and multi-family.

Commissioner Jessica Morton **MOVES** to approve this item.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

- 2.4 [7:39:35 PM](#) ~~14~~**Co8-07** – Rosecrest Communities, LLC – 5148 W Herriman Main St – Amend the Approved Site Plan and Building Elevations for Plat A Lot 5 of the Herriman Towne Center – Zone: MU-2 – Acres: 4.73

Citizen Comments: Matt Watson – Momentum Development asked builder to change their units. Reviews changes made to the buildings in this development. Park will start this spring. Commission thanks Matt and the builder.

Opens for public comment

Closes public comment [7:48:22 PM](#)

Commissioner Clint Smith **MOVES** to approve this item.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton Yes

Commissioner Tony DiConza Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Jeramy Burkinshaw Yes

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

- 2.5 [7:48:47 PM](#) ~~44~~**S13** – HTC Communities, LLC – 5098 W 13400 S – Proposed Subdivision of 2 Commercial Lots – Acres: 1.24 – Zone: MU-2 – Units: 2 (HEARING)

[7:49:37 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

[7:49:50 PM](#) Chair Hill closes public comment

Commissioner Wade Thompson **MOVES** to approve this item with all requirements issued by staff.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.6 [7:50:43 PM](#) ~~42S13~~ – Darger – 13516 S 7530 W – Proposed Subdivision of 12 Single Family Lots Acres: 5 – Zone: A-.25 – Units: 12 (HEARING)

Comments from Joe Darger, applicant.

[7:52:32 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

[7:52:40 PM](#) Chair Hill closes public comment

Joe Darger, applicant answers questions about fencing. Commissioner Clint Smith reminds Joe about the requirements for this area and the developments going on around him and asks if he's okay with those requirements. Joe answers affirmatively.

Commissioner Jeramy Burkinshaw **MOVES** to approve this item with recommendations as outlined by staff with one change that lots one through five have rear fencing as outlined in the rest of the requirements. 6' privacy vinyl.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.7 [8:01:29 PM](#) ~~45S13~~ – Wasatch West, LLC – 13585 S 7530 W – Proposed Subdivision of 27 Single Family Lots – Acres: 10 – Zone: A-.25 – Units: 27 (HEARING)

Joe Darger answers questions about improvements he will provide for the higher density. He will do a trail, a possible retention and provide some connectivity.

[8:11:39 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: Sally Sylvester, 13560 S. 7300 W. questions whether or not there is a plan for a park here. No, but looking into it.

What is an agriculture fence? Pipe type fence. We'd like a precast fence.

Existing property lines, are they honored? There have been some discrepancies. It will be worked out through engineering.

Drainage pond. We've been told to put it in our land. The developer has to do retention they are responsible to detain there drainage.

How will the sewer run? That's engineering. Like to see bigger lots here.

Pearl Labrum 13590 S. 7300 W., borders this property, the west side of our property faces theirs. We would like a concrete fence. She had someone tell her that she needs her own detention pond or she'd be flooded out. She'd like them to take care of their drainage.

[8:21:31 PM](#) Chair Hill closes public comment

Joe Darger, applicant, answers questions about fencing. Answers questions about water retention/drainage.

Commissioner Clint Smith **MOVES** to approve this item with conditions outlined by staff and the additional requirements. Item #12 a 20' Public Utility Easement dedicated as an access with a 10' asphalt surface and item #13 with a max density of 2.6.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.8 [8:39:24 PM](#) **16Z13** – Scenic Development, Inc. – 2200 W Porter Rockwell Blvd – Proposed Rezone from A-1 to C-2 and M-1 – Acres: 52 – Zone: A-1 (HEARING)

[8:40:58 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

[8:41:09 PM](#) Chair Hill closes public comment

Sherilyn Ives, scenic development 14572 S 790 W Bluffdale, UT. Gives commission examples of similar product they've done.

Commissioner Wade Thompson **MOVES** to approve this item.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.9 [8:45:44 PM](#) **46S13** – Butterfield – 5884 W 12900 S – Proposed Subdivision of 4 Lots – Acres: 1.19 Zone: A-.25 – Units: 4 (HEARING)

Shane Butterfield, 5852 W 12900 S, applicant. Answers questions about the road on the property.

[8:54:59 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: Arlin Freeman, lives to the west of the property. He'd like a vinyl fence around the property. Not opposed to the subdivision.

[8:56:37 PM](#) Chair Hill closes public comment.

Shane requests a different kind of fence. The planning commission would give him different options.

Arlin Freeman would be willing to go (partners) half on a six foot above the ground block fence. Shane is agreeable on a block fence with Arlin.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

Chair Hill asks for a moment to thank the City Council for attending tonight's meeting and thanks them for their support.

Commissioner Clint Smith asked for a moment to express thanks to Commissioner Dave Burrows who has resigned from the Planning Commission. He gives thanks for to Dave and wants him to know he'll be tremendously missed, he's been a great asset from the beginning of the planning commission. He has given a tremendous amount of service on behalf of the city and we want to recognize that service and give our thanks.

Brett takes a minute to explain that the City Council has changed the time for their meeting to 7:00pm.

Commissioner Clint Smith moves to adjourn the meeting.
Meeting adjourned at 9:02:00 PM

4. **ADJOURNMENT:**

5. **FUTURE MEETINGS:**

- 5.1 City Council Meeting - Thursday, **January 23, 2014** @ 7:00 PM
- 5.2 Planning Commission Meeting - Thursday, **February 6, 2014** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes, along with the digital recording, represent a true, accurate, and complete record of the meeting held on January 16, 2014. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder